

FORM APPROVED COUNTY COUNSEL 9/25/14  
 BY: GREGORY P. PRAMOS DATE

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

550A



**FROM:** Don Kent, Treasurer/Tax Collector

**SUBMITTAL DATE:**  
**SEP 25 2014**

**SUBJECT:** Recommendation for Distribution of Excess Proceeds for Tax Sale No. 194, Item 102. Last assessed to: Hina Mufti, a single woman. District 5/5 [\$218,038]. Fund 65595 Excess Proceeds from Tax Sale.

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Approve the claim from the Riverside County Treasurer-Tax Collector for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 541150004-2;  
 (continued on page two)

**BACKGROUND:**  
Summary

In accordance with Section 3691 et seq. of the California Revenue and Taxation Code, and with prior approval of the Board of Supervisors, The Tax Collector conducted the February 4, 2013 public auction sale. The deed conveying title to the purchasers at the auction was recorded April 1, 2013. Further, as required by Section 4676 of the California Revenue and Taxation Code, notice of the right to claim excess proceeds was given on April 24, 2013, to parties of interest as defined in Section 4675 of said code. Parties of interest have been determined by an examination of lot book reports as well as Assessor's and Recorder's records, and various research methods were used to obtain current mailing addresses for these parties of interest.

(continued on page two)

*Don Kent*  
 Don Kent  
 Treasurer-Tax Collector

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 218,038	\$ 0	\$ 218,038	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

**SOURCE OF FUNDS:** Fund 65595 Excess Proceeds from Tax Sale  
 Budget Adjustment: N/A  
 For Fiscal Year: 14/15

**C.E.O. RECOMMENDATION:** APPROVE

BY: *Samuel Wong 12/2/14*  
 County Executive Office Signature Samuel Wong

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Jeffries, seconded by Supervisor Benoit and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Benoit and Ashley  
 Nays: None  
 Absent: Tavaglione  
 Date: December 9, 2014  
 xc: Treasurer, Auditor

Kecia Harper-Ihem  
 Clerk of the Board  
 By: *[Signature]*  
 Deputy

Prev. Agn. Ref.: District: 5/5 Agenda Number:

9-35

- A-30
- Positions Added
- 4/5 Vote
- Change Order

Departmental Concurrence

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

**FORM 11:** Recommendation for Distribution of Excess Proceeds for Tax Sale No. 194, Item 102. Last assessed to: Hina Mufti, a single woman. District 5/5 [\$218,038]. Fund 65595 Excess Proceeds from Tax Sale

**DATE:** SEP 25 2014

**PAGE:** Page 2 of 2

**RECOMMENDED MOTION:**

2. Approve the claim from Hina Mufti, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 541150004-2
3. Deny the claim from the City of Banning;
4. Authorize and direct the Auditor-Controller to issue warrants to the Riverside County Treasurer-Tax Collector in the amount of \$310.45 and Hina Mufti in the amount of \$217,728.25 no sooner than ninety days from the date of this order, unless an appeal has been filed in Superior Court, pursuant to the California Revenue and Taxation Code Section 4675.

**BACKGROUND:**

**Summary (continued)**

The Treasurer-Tax Collector has received three claims for excess proceeds:

1. Claim from the Riverside County Treasurer-Tax Collector based on a Certificate of Lien recorded May 6, 2008 as Instrument No. 2008-0237615.
2. Claim from Hina Mufti based on a Grant Deed recorded December 8, 2005 as Instrument No. 2005-1014670.
3. Claim from the City of Banning based on a Notice of Pendency of Administrative Proceedings recorded August 17, 2012 as Instrument No. 2012-0394369 and a Notice of Abatement/Assessment Lien recorded October 2, 2012 as Instrument No. 2012-0470906.

Pursuant to Section 4675 (a) & (e) of the California Revenue and Taxation Code, it is the recommendation of this office that the Riverside County Treasurer-Tax Collector be awarded excess proceeds in the amount of \$310.45 and Hina Mufti in the amount of \$217,728.25. The claim from the City of Banning be denied since all citations and liens were removed and there is no longer any amount due and owing. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion. Notice of this recommendation was sent to the claimants by certified mail.

**Impact on Citizens and Businesses**

Excess proceeds are being released to a lien holder and last assessee of the property.

**ATTACHMENTS (if needed, in this order):**

Copies of the Excess Proceeds Claim forms and supporting documentation are attached.

CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY  
(SEE REVERSE SIDE FOR FURTHER INSTRUCTIONS)

RECEIVED  
2013 APR 32 PM 10: 02  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 194 Item 102 Assessment No.: 541150004-2

Assessee: MUFTI, HINA

Situs: 447 E RAMSEY ST, BANNING CA 92220

Date Sold: February 4, 2013

Date Deed to Purchaser Recorded: April 1, 2013

Final Date to Submit Claim: April 1, 2014

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 310.45 from the sale of the above mentioned real property. I/We were the  lienholder(s),  property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. See attached; recorded on \_\_\_\_\_. A copy of this document is attached here to. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED.

See attached

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint Tenants will have to sign the claim unless the claimant submits proof that he or she is entitled to the full amount of the claim, the claimant may only receive his or her respective portion of the claim.

I/We affirm under penalty of perjury that the foregoing is true and correct.

Executed this 29<sup>th</sup> day of April, 2013 at Riverside, CA  
County, State

Jamie Oly, Deputy  
Signature of Claimant

\_\_\_\_\_  
Signature of Claimant

Print Name Return to DON KENT

Print Name \_\_\_\_\_

Street Address County Treasurer Tax Collector P.O. Box 12005

Street Address \_\_\_\_\_

City, State, Zip Riverside, California 92502-2205

City, State, Zip \_\_\_\_\_

Phone Number \_\_\_\_\_

Phone Number \_\_\_\_\_

*AK*

County Administrative Center- 4th Floor  
4080 Lemon Street, P.O. Box 12005  
Riverside, CA 92502-2205  
(951) 955-3900  
(951) 955-3990 - Fax

E-mail: [ttc@co.riverside.ca.us](mailto:ttc@co.riverside.ca.us)  
[www.countytreasurer.org](http://www.countytreasurer.org)



**COUNTY OF RIVERSIDE  
TREASURER-TAX COLLECTOR**

Palm Springs Office  
997 E Tahquitz Canyon Way, Suite A  
Palm Springs, CA 92262

Temecula Office  
40935 County Center Drive, Suite C  
Temecula, CA 92591

April 24, 2013

RIVERSIDE COUNTY TREASURER - TAX COLLECTOR  
P.O. BOX 12005  
RIVERSIDE, CA 92502-2205

Re: EXCESS PROCEEDS FROM SALE OF TAX DEFAULTED PROPERTY

Assessment No.: 541150004-2      Item: 102  
Situs Address: 447 E Ramsey St, Banning Ca 92220  
Assessee: Mufti, Hina  
Date Sold: February 4, 2013  
Date Deed to Purchaser Recorded: April 1, 2013  
Final Date to Submit Claim: April 1, 2014

Dear Sir or Madame:

The property referenced above was declared subject to the Tax Collector's power of sale for non-payment of taxes and later sold. Parties of Interest, as defined in Section 4675 of the California Revenue and Taxation Code (e.g., the last assessee and any lienholders of record), have a right to file a claim for any excess proceeds that remain after the tax liens and the costs of the sale have been satisfied. Our records show that you may be a party of interest, and we are enclosing for your convenience a claim form and a return envelope. Please note that your claim must be filed within one year of the date the deed to the purchaser was recorded (shown above). By law, we cannot accept claims after one year from this recording date. Claims submitted will be evaluated by our legal counsel and awarded in accordance with state law. The submission of a claim merely initiates that review.

The enclosed form is relatively simple and we must stress that most applicants will be able to fill it out without help. However, if you need help, please feel free to contact our office by mail, telephone or in person and we will help you without charge. You may telephone us at (951) 955-3842.

If you prefer to have an agent file your claim for you, or if you should decide to sell your claim (often referred to as "assignment") so that the purchaser of the claim may receive the funds, please advise us and we will send the proper form.

Please note also that the statutory procedures and the County's internal procedures dictate that most claims will not be processed until at least twenty (20) months following the date of recordation of the tax deed.

Sincerely,

DON KENT  
TREASURER-TAX COLLECTOR

By Adrian Potenciano  
Deputy

ASMTNBR: 052333175-3 YR: 2005 INPUT/PAY-DT: 02/04/2013 BAL-DUE: 310.45  
PARENT: 541094006-1 TRA: 001-020 BILLNBR: 006742821 TAX CODE 0-00

ASSESSEE: MUFTI, HINA  
MAILADDR: 1621 BRYAN TUSTIN CA 92780  
SITUS: 516 N EVANS ST BANNING 92220  
PRCLDESC: LOT 20 MB 016/035 ESPINOSA SUB  
ID INFO: DUE TO CONVEYANCE NBR: 0911849 EFFECTIVE DATE: 11/02/2005  
CONVEY: STT 0911849 11/2005

VALUE(S): LND: 20000 STR: 80000

\* \* \* \* \* PRESS PA1 FOR MORE DATA \* \* \*  
E N F O R C E M E N T A C T I O N S \* \* \* \* \*

CTY: 33 LIEN NBR: 0343571 DOC: 000020080237615  
PRNT: 02/28/2007 RECD: 05/06/2008 RELD:  
NAME: MUFTI, HINA  
ADDRESS: 1021 BRYAN AVE TUSTIN CA 927800000

\* \* \* PRESS PA1 FOR MORE DATA \* \* \*  
INPUT/PAY-DT: 02/04/2013  
\* \* \* \* \* C H A R G E S A N D P A Y M E N T H I S T O R Y \* \* \* \* \*

TAX CODE 0-00

DATE	DESCRIPTION	COLNBR	AMOUNT	BALANCE DUE
07/06/2006	TAXES		104.91	104.91
12/11/2006	DELQ PENALTY		10.49	115.40
02/28/2007	LIEN FEES		23.00	138.40
02/28/2007	MISC FEES		58.75	197.15
02/04/2013	ACCRUED PENALTY		113.30	310.45

ASMTNBR: 052333175-3 YR: 2005 INPUT/PAY-DT: 02/04/2013 BAL-DUE: 310.45  
PARENT: 541094006-1 TRA: 001-020 BILLNBR: 006742821 TAX CODE 0-00

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MAILADDR: 1621 BRYAN TUSTIN CA 92780  
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CONVEY: STT 0911849 11/2005

VALUE(S): LND: 20000 STR: 80000

\* \* \* \* \* \* \* \* PRESS PA1 FOR MORE DATA \* \* \* \* \*  
E N F O R C E M E N T A C T I O N S \* \* \* \* \*

CTY: 33 LIEN NBR: 0343571 DOC: 000020080237615  
PRNT: 02/28/2007 RECD: 05/06/2008 RELD:  
NAME: MUFTI, HINA  
ADDRESS: 1021 BRYAN AVE TUSTIN CA 927800000

\* \* \* \* \* \* \* \* PRESS PA1 FOR MORE DATA \* \* \* \* \*  
INPUT/PAY-DT: 02/04/2013  
\* \* \* \* \* \* C H A R G E S A N D P A Y M E N T H I S T O R Y \* \* \* \* \*

TAX CODE 0-00

DATE	DESCRIPTION	COLNBR	AMOUNT	BALANCE DUE
07/06/2006	TAXES		104.91	104.91
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02/28/2007	LIEN FEES		23.00	138.40
02/28/2007	MISC FEES		58.75	197.15
02/04/2013	ACCRUED PENALTY		113.30	310.45

THIS IS TO INFORM YOU THAT A TAX LIEN HAS BEEN FILED WITH RESPECT TO UNSECURED PROPERTY

When recorded, mail to:

HINA MUFTI  
1021 BRYAN AVE  
TUSTIN CA 92780

Doc # 2008-0237615  
05/06/2008 08:00A Fee: NC  
Page 1 of 1  
Recorded in Official Records  
County of Riverside  
== Larry W Ward ==  
Assessor, County Clerk and Recorder  
\*\*This document was electronically prepared and recorded by the County of Riverside\*\*

CERTIFICATE OF LIEN

(Recorded pursuant to Revenue and Taxation Code Section 2191.3 et seq. and without acknowledgement pursuant to Government Code Section 27282)

STATE OF CALIFORNIA | SS  
COUNTY OF RIVERSIDE

No. 0343571

I, Paul McDonnell, Tax Collector of the County of Riverside, State of California, hereby certify that there are, on record in my office, unpaid taxes which were duly assessed, computed and levied for the fiscal year shown below pursuant to Section 2151 et seq. of the Revenue and Taxation Code.

The person(s) shown below is (are) liable to said County for the unpaid amounts set forth below plus any other penalties and charges which may accrue pursuant to law.

NAME AND ADDRESS

MUFTI HINA  
1021 BRYAN AVE  
TUSTIN CA 92780

Fiscal Year	Tax Rate Area	Assessment Number	Tax	Penalty	Cost	Recording Fee
2005-2006	001-020	052333175-3	\$104.91	\$10.49		\$13.00

Upon recordation of this certificate of lien, the total amount required to be paid constitutes a lien upon all personal property and real property now owned or subsequently acquired by the person(s) named herein before the date on which this lien expires.

This lien has the force, effect and priority of judgement lien for ten years from the recording of this instrument, unless sooner released or otherwise discharged.

Executed on 04/30/2008

Paul McDonnell, Tax Collector

CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY  
(SEE REVERSE SIDE FOR FURTHER INSTRUCTIONS)

To: Don Kent, Treasurer-Tax Collector  
Re: Claim for Excess Proceeds  
TC 194 Item 102 Assessment No.: 541150004-2  
Assessee: MUFTI, HINA  
Situs: 447 E RAMSEY ST, BANNING CA 92220  
Date Sold: February 4, 2013  
Date Deed to Purchaser Recorded: April 1, 2013  
Final Date to Submit Claim: April 1, 2014

RECEIVED  
2014 APR -1 AM 6:56  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

RECEIVED  
2014 MAR 31 AM 6:54  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 230000.00 from the sale of the above mentioned real property. I/We were the  lienholder(s),  property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. \_\_\_\_\_; recorded on \_\_\_\_\_. A copy of this document is attached here to. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint Tenants will have to sign the claim unless the claimant submits proof that he or she is entitled to the full amount of the claim, the claimant may only receive his or her respective portion of the claim.

I/We affirm under penalty of perjury that the foregoing is true and correct.

Executed this 27 day of MARCH, 2014 at LOS ANGELES, CALIFORNIA  
County, State

[Signature]  
Signature of Claimant

\_\_\_\_\_  
Signature of Claimant

HINA MUFTI  
Print Name

\_\_\_\_\_  
Print Name

1621 BRYAN AVE  
Street Address

\_\_\_\_\_  
Street Address

TUSTIN CA 92780  
City, State, Zip

\_\_\_\_\_  
City, State, Zip

(714) 813-7766  
Phone Number

\_\_\_\_\_  
Phone Number



# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Los Angeles

On March 27, 2014 before me, LYDIA STAMBUK, Notary Public  
(Here insert name and title of the officer)

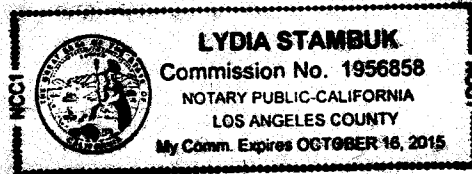
personally appeared HINA MUFTI

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that he ~~she~~ they executed the same in his ~~her~~ their authorized capacity ~~(ies)~~, and that by his ~~her~~ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Lydia Stambuk  
 Signature of Notary Public



(Notary Seal)

## ADDITIONAL OPTIONAL INFORMATION

### INSTRUCTIONS FOR COMPLETING THIS FORM

*Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

<b>DESCRIPTION OF THE ATTACHED DOCUMENT</b>	
<u>Sale of Tax-Default</u> <small>(Title or description of attached document)</small>	
<u>Property</u> <small>(Title or description of attached document continued)</small>	
Number of Pages <u>1</u>	Document Date <u>3/27/14</u>
<small>(Additional information)</small>	

<b>CAPACITY CLAIMED BY THE SIGNER</b>	
<input type="checkbox"/> Individual (s)	
<input type="checkbox"/> Corporate Officer	
	<small>(Title)</small>
<input type="checkbox"/> Partner(s)	
<input type="checkbox"/> Attorney-in-Fact	
<input type="checkbox"/> Trustee(s)	
<input type="checkbox"/> Other _____	

OCT 11 2005 3:20PM TOWN & COUNTRY ESCRO  
Recording Requested By  
First American Title Company

DOC # 2005-1014670\*  
12/08/2005 08:00A Fee:33.00  
Page 1 of 3 Doc T Tax Paid  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder

AND WHEN RECORDED, MAIL TO:  
Hina Mufti

TITLE ORDER NO.: 2055814 *26*  
ESCROW NO.: 1351-7  
ASSESSOR'S PARCEL NO.: 541-150-004 ✓  
*TR 001-004*

M	S	U	PAGE					
			3					
A	R	L		COPY	LONG	REFUND	NCHG	EXAM

The undersigned Grantor(s) declare that the DOCUMENT TRANSFER TAX IS: \$ 550.00 County City  
 computed on the full value of the interest of property conveyed, or  
 computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.  
 OR transfer is EXEMPT from tax for the following reason:

### GRANT DEED \*

T  
W  
33

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Z-Factor, LLC \*  
hereby GRANT(S) to Hina Mufti, a single woman \*

all that real property situated in the City of Banning, County of Riverside, State of CA, described as: 1.20 Acres M/L in POR Block 167, MB 005/186 Map of Part of Banning Colony Lands

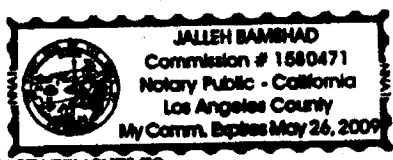
Dated October 11, 2005

State of California  
County of Los Angeles  
On 10/19/2005, Before me

Jalleh Bamshad, personally appeared  
IAN PATAO ZUNIGA Personally  
known to me (or provided to me on the basis of satisfactory evidence)  
to be the person(s) whose name(s) is/are subscribed to the within  
instrument and acknowledged to me that he/she/they executed the same  
in his/her/their authorized capacity(ies), and that by his/her/their  
signature(s) on the instrument the person(s) or the entity upon behalf of  
which the person(s) acted, executed the instrument.

Z-Factor, LLC  
By: Ian Zuniga  
Ian P. Zuniga, Authorized Signature

WITNESS my hand and official seal  
Bamshad  
NOTARY



Official Notary Stamp or Seal

MAIL TAX STATEMENTS TO:  
Hina Mufti

First American Title Company has recorded this instrument by request as an accommodation only and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described herein.

## CERTIFICATION

Under the provisions of Government Code 27361.71 I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document.

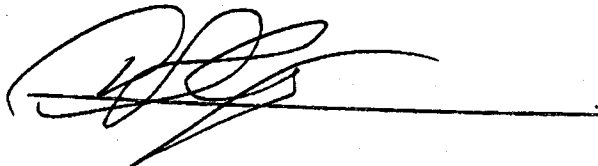
( Print or Type the page number(s) and Wording below ) :

" See Attached Document For Clarity "

DATE :

DEC 0 8 2005

SIGNATURE :

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke, is written over a horizontal line.

RECORDING REQUESTED BY:

AND WHEN RECORDED, MAIL TO:  
Hina Mufti

TITLE ORDER NO.: 2055814  
ESCROW NO.: 1351-7  
ASSESSOR'S PARCEL NO.: 541-150-004 ✓

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned Grantor(s) declare that the **DOCUMENT TRANSFER TAX IS: \$ 550.00** County City  
\_\_\_ computed on the full value of the interest of property conveyed, or  
\_\_\_ computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.  
\_\_\_ OR transfer is EXEMPT from tax for the following reason:

### GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Z-Factor, LLC** ✓

hereby GRANT(S) to Hina Mufti, a single woman ✓

all that real property situated in the **City of Banning**, County of **Riverside**, State of **CA**, described as: 1.20 Acres M/L in POR Block 167, MB 005/186 Map of Part of Banning Colony Lands

Dated October 11, 2005

State of California )  
County of \_\_\_\_\_ )

On \_\_\_\_\_, Before me

\_\_\_\_\_, personally appeared \_\_\_\_\_ Personally

known to me (or provided to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Z-Factor, LLC

By: \_\_\_\_\_  
Ian P. Zuniga, Authorized Signature

WITNESS my hand and official seal

\_\_\_\_\_  
NOTARY

Official Notary Stamp or Seal

MAIL TAX STATEMENTS TO:  
Hina Mufti

**CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY**  
(SEE REVERSE SIDE FOR FURTHER INSTRUCTIONS)

**RECEIVED**  
2013 APR 30 PM 11:29  
RIVERSIDE COUNTY  
TREASURER-TAX COLLECTOR

To: Don Kent, Treasurer-Tax Collector  
 Re: Claim for Excess Proceeds  
 TC 194 Item 102 Assessment No.: 541150004-2  
 Assessee: MUFTI, HINA  
 Situs: 447 E RAMSEY ST, BANNING CA 92220  
 Date Sold: February 4, 2013  
 Date Deed to Purchaser Recorded: April 1, 2013  
 Final Date to Submit Claim: April 1, 2014

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 75,435.66 from the sale of the above mentioned real property. I/We were the  lienholder(s),  property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2012-0470906, recorded on 10-2-12. A copy of this document is attached here to. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

**NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED.**

Copy of Notice of Pendency of Administrative Proceedings Doc# 2012-0394369 8/17/12

Copy of Abatement / Assessment Lien Doc# 2012-0470906 10/2/12

Copy of Statement - Administrative Citations due \$74,860.-

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint Tenants will have to sign the claim unless the claimant submits proof that he or she is entitled to the full amount of the claim, the claimant may only receive his or her respective portion of the claim.

I/We affirm under penalty of perjury that the foregoing is true and correct.

Executed this 29<sup>th</sup> day of April, 2013 at Riverside County, California  
County, State

Sandra Calderon  
Signature of Claimant Office Specialist

\_\_\_\_\_  
Signature of Claimant

Sandra Calderon  
Print Name

\_\_\_\_\_  
Print Name

99 E. Ramsey St.  
Street Address

\_\_\_\_\_  
Street Address

Banning, CA 92220  
City, State, Zip

\_\_\_\_\_  
City, State, Zip

951 922-2066  
Phone Number

\_\_\_\_\_  
Phone Number

*AS*

DOC # 2012-0394369

08/17/2012 04:15P Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



WHEN RECORDED RETURN TO:

CITY OF BANNING  
Attn: Code Enforcement Division  
P.O. Box 998  
Banning, CA 92220  
(951) 922-3120 Fax (951) 922-3128

This document is recorded at the request of the City of Banning pursuant to Government Code §6103. No fee shall be charged therefor

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
							T:	CTY	UNI

In the Matter of the Public  
Nuisance on Property of:

Hina, Mufti

their successors, heirs, assigns,  
beneficiaries, administrators, and  
executors; and  
DOES 1 through 10, Owners.

NOTICE OF PENDENCY OF  
ADMINISTRATIVE PROCEEDINGS



**COPY**

Notice is hereby given to all persons, pursuant to the Banning City Ordinance Code, Chapter 8.48 of the City of Banning that administrative proceedings have been commenced with respect to the structure or land located upon the following described real property in the City of Banning, County of Riverside, State of California:

**1.20 ACRES M/L IN POR BLK 167 MB 005/186 MAP OF PART OF  
BANNING**

**ADDRESS: 447 E. Ramsey St. PARCEL NO. 541-150-004**

Notice is further given that such proceedings are based upon the noncompliance of such structure or land with the requirements of the Banning City Ordinance Code; that every owner of said real property waives his right to a hearing on such proceedings unless he makes a proper request in the form and within the time prescribed by the Code cited; and that failure to comply with the lawful orders of the Abatement Hearing Officer heretofore and hereafter issued relative to the above matter may result in demolition of the offending structure or abatement of the public nuisance and assessment of the costs and expenses thereof to the property heretofore described as a tax and special assessment lien on such property; that any purchaser, his survivors, or assigns acquiring said property subsequent to the recording of this Notice with the County Recorder shall have such interest subject and subordinate to said tax and assessment lien.

DATE: 8-13-12

BY:   
MAYOR OF THE CITY OF BANNING

ATTEST:

CITY CLERK OF THE CITY OF BANNING

**WHEN RECORDED RETURN TO:**

**CITY OF BANNING**  
**Attn: Code Enforcement Division**  
**P.O. Box 998**  
**Banning, CA 92220**  
**(951) 922-3120 Fax (951) 922-3128**

This document is recorded at the request of City of Banning, pursuant to Government Code §6103. No fee shall be charged therefore.

**DOC # 2012-0470906**

**10/02/2012 04:19P Fee:NC**

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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**M**  
**030**

**NOTICE OF ABATEMENT/ASSESSMENT LIEN**

PURSUANT TO THE AUTHORITY contained in Chapter 8.48 of the Code of the City of Banning, City of Banning, California, and in California Government Code, Sections 38773 and 38773.1, the City of Banning, did cause a nuisance to be abated on the premises described below and did assess the costs incurred of such abatement upon the premises described below.

Of said costs there remains unpaid to the City of Banning the sum of **FIVE HUNDRED THREE AND 66/100\*\*\*DOLLARS (\$503.66)**, together with interest calculated thereon at the legal rate of interest from August 29, 2012, until said amount has been paid in full and this lien discharged of record.

The real property upon which the nuisance was abated is that certain premises situated in the City of Banning, County of Riverside, State of California, and more particularly described as follows:

Address: 447 E. Ramsey St.

APN: 541-150-004

**COPY**

Legal description: **1.20 ACRES M/L IN POR BLK 167 MB 005/186 MAP OF PART OF BANNING COLONY LANDS**

The name and address of the owner of record of such premises described above is:

**Mufti, Hina**  
**1621 Bryan Ave.**  
**Tustin, CA 92780**

**NOTICE; THIS PROPERTY MAY BE SOLD AFTER 3 YEARS BY THE TAX COLLECTOR FOR UNPAID DELINQUENT ASSESSMENTS (GOV. CODE §38773.5)**

DATE: 9-19-12

BY: *Don Robinson*  
MAYOR OF THE CITY OF BANNING

ATTEST:

*Mari A. Calderon*

CITY CLERK OF THE CITY OF BANNING

CITATION

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**SEARCH RESULTS**

Citations Found: 45  
Total Due: \$74860.00

Agency: Banning Admin: Citation Number: 0575

Lic. State/Plate: Date: 10/08/2012  
Name: MUSTI, HINA  
Amt Due: \$2200.00  
Status: OPEN: Noticed

Agency: Banning Admin: Citation Number: 0576

Lic. State/Plate: Date: 10/08/2012  
Name: MUSTI, HINA  
Amt Due: \$2200.00  
Status: OPEN: Noticed

Agency: Banning Admin: Citation Number: 0577

Lic. State/Plate: Date: 10/08/2012  
Name: MUSTI, HINA  
Amt Due: \$2200.00  
Status: OPEN: Noticed

Agency: Banning Admin: Citation Number: 0578

Lic. State/Plate: Date: 10/08/2012  
Name: MUSTI, HINA  
Amt Due: \$1100.00  
Status: OPEN: Noticed

Agency: Banning Admin: Citation Number: 0612

Lic. State/Plate: Date: 10/23/2012  
Name: MUSTI, HINA  
Amt Due: \$2200.00  
Status: OPEN: Noticed

Agency: Banning Admin: Citation Number: 0613

Lic. State/Plate: Date: 10/23/2012  
Name: MUSTI, HINA  
Amt Due: \$2200.00  
Status: OPEN: Noticed

Agency: Banning Admin: Citation Number: 0614

Lic. State/Plate: Date: 10/23/2012  
Name: MUSTI, HINA  
Amt Due: \$1100.00  
Status: OPEN: Noticed

Agency: Banning Admin: Citation Number: 0615

Lic. State/Plate: Date: 10/23/2012  
Name: MUSTI, HINA  
Amt Due: \$2200.00  
Status: OPEN: Noticed

Agency: Banning Admin: Citation Number: 0689

Lic. State/Plate: Date: 12/11/2012  
Name: MUFTI, HINA  
Amt Due: \$2200.00  
Status: OPEN: Noticed

Agency: Banning Admin: Citation Number: 0690

Lic. State/Plate: Date: 12/11/2012  
Name: MUFTI, HINA  
Amt Due: \$2200.00  
Status: OPEN: Noticed

Agency: Banning Admin: Citation Number: 0692

Lic. State/Plate: Date: 12/11/2012  
Name: MUFTI, HINA  
Amt Due: \$1100.00  
Status: OPEN: Noticed

Agency: Banning Admin: Citation Number: 0701

Lic. State/Plate: Date: 01/03/2013  
Name: MUFTI, HINA



Amt Due: \$2200.00  
Status: OPEN: Noticed

Agency: Banning Admin: Citation Number: 0702

Lic. State/Plate: Date: 01/03/2013  
Name: MUFTI, HINA  
Amt Due: \$2200.00  
Status: OPEN: Noticed

Agency: Banning Admin: Citation Number: 0703

Lic. State/Plate: Date: 01/03/2013  
Name: MUFTI, HINA  
Amt Due: \$2200.00  
Status: OPEN: Noticed

Agency: Banning Admin: Citation Number: 0705

Lic. State/Plate: Date: 01/03/2013  
Name: MUFTI, HINA  
Amt Due: \$550.00  
Status: OPEN: Noticed

Agency: Banning Admin: Citation Number: 0797

Lic. State/Plate: Date: 02/13/2013  
Name: MUFTI, HINA  
Amt Due: \$2225.00  
Status: OPEN: Noticed

Agency: Banning Admin: Citation Number: 0798

Lic. State/Plate: Date: 02/13/2013  
Name: MUFTI, HINA  
Amt Due: \$2225.00  
Status: OPEN: Noticed

Agency: Banning Admin: Citation Number: 0219

Lic. State/Plate: Date: 08/13/2012  
Name: MUFTI, HINA  
Amt Due: \$440.00  
Status: OPEN: Noticed

Agency: Banning Admin: Citation Number: 0218

Lic. State/Plate: Date: 08/13/2012  
Name: MUFTI, HINA  
Amt Due: \$440.00  
Status: OPEN: Noticed

Agency: Banning Admin: Citation Number: 0221

Lic. State/Plate: Date: 08/13/2012  
Name: MUFTI, HINA  
Amt Due: \$220.00  
Status: OPEN: Noticed

Agency: Banning Admin: Citation Number: 0220

Lic. State/Plate: Date: 08/13/2012  
Name: MUFTI, HINA  
Amt Due: \$440.00  
Status: OPEN: Noticed

Agency: Banning Admin: Citation Number: 0516

Lic. State/Plate: Date: 09/17/2012  
Name: MUFTI, HINA  
Amt Due: \$2200.00  
Status: OPEN: Noticed

Agency: Banning Admin: Citation Number: 0517

Lic. State/Plate: Date: 09/17/2012  
Name: MUFTI, HINA  
Amt Due: \$2200.00  
Status: OPEN: Noticed

Agency: Banning Admin: Citation Number: 0823

Lic. State/Plate: Date: 03/04/2013  
Name: MUFTI, HINA  
Amt Due: \$2225.00  
Status: OPEN: Noticed

Agency: Banning Admin: Citation Number: 0796

Lic. State/Plate: Date: 02/13/2013  
Name: MUFTI, HINA

Amt Due: \$2225.00  
Status: OPEN: Noticed

Agency: Banning Admin: Citation Number: 0518  
Lic. State/Plate: Date: 09/17/2012  
Name: MUFTI, HINA  
Amt Due: \$1100.00  
Status: OPEN: Noticed

Agency: Banning Admin: Citation Number: 0799  
Lic. State/Plate: Date: 02/13/2013  
Name: MUFTI, HINA  
Amt Due: \$575.00  
Status: OPEN: Noticed

Agency: Banning Admin: Citation Number: 0515  
Lic. State/Plate: Date: 09/17/2012  
Name: MUFTI, HINA  
Amt Due: \$2200.00  
Status: OPEN: Noticed

Agency: Banning Admin: Citation Number: 0456  
Lic. State/Plate: Date: 08/30/2012  
Name: MUFTI, HINA  
Amt Due: \$880.00  
Status: OPEN: Noticed

Agency: Banning Admin: Citation Number: 0457  
Lic. State/Plate: Date: 08/30/2012  
Name: MUFTI, HINA  
Amt Due: \$440.00  
Status: OPEN: Noticed

Agency: Banning Admin: Citation Number: 0824  
Lic. State/Plate: Date: 03/04/2013  
Name: MUFTI, HINA  
Amt Due: \$2225.00  
Status: OPEN: Noticed

Agency: Banning Admin: Citation Number: 0825  
Lic. State/Plate: Date: 03/04/2013  
Name: MUFTI, HINA  
Amt Due: \$2225.00  
Status: OPEN: Noticed

Agency: Banning Admin: Citation Number: 0826  
Lic. State/Plate: Date: 03/04/2013  
Name: MUFTI, HINA  
Amt Due: \$575.00  
Status: OPEN: Noticed

Agency: Banning Admin: Citation Number: 0844  
Lic. State/Plate: Date: 04/04/2013  
Name: MUFTI, HINA  
Amt Due: \$2225.00  
Status: OPEN: Noticed

Agency: Banning Admin: Citation Number: 0845  
Lic. State/Plate: Date: 04/04/2013  
Name: MUFTI, HINA  
Amt Due: \$2225.00  
Status: OPEN: Noticed

Agency: Banning Admin: Citation Number: 0846  
Lic. State/Plate: Date: 04/04/2013  
Name: MUFTI, HINA  
Amt Due: \$2225.00  
Status: OPEN: Noticed

Agency: Banning Admin: Citation Number: 0847  
Lic. State/Plate: Date: 04/04/2013  
Name: MUFTI, HINA  
Amt Due: \$575.00  
Status: OPEN: Noticed

Agency: Banning Admin: Citation Number: 0827  
Lic. State/Plate: Date: 03/04/2013  
Name: BRANDEN, MICHAEL

Amt Due: \$2225.00  
Status: OPEN: Noticed

Agency: Banning Admin: Citation Number: 0828

Lic. State/Plate: Date: 03/04/2013  
Name: BRANDEN, MICHAEL  
Amt Due: \$2225.00  
Status: OPEN: Noticed

Agency: Banning Admin: Citation Number: 0830

Lic. State/Plate: Date: 03/04/2013  
Name: BRANDEN, MICHAEL  
Amt Due: \$2225.00  
Status: OPEN: Noticed

Agency: Banning Admin: Citation Number: 0831

Lic. State/Plate: Date: 03/04/2013  
Name: BRANDEN, MICHAEL  
Amt Due: \$575.00  
Status: OPEN: Noticed

Agency: Banning Admin: Citation Number: 0840

Lic. State/Plate: Date: 04/04/2013  
Name: BRANDEN, MICHAEL  
Amt Due: \$2225.00  
Status: OPEN: Noticed

Agency: Banning Admin: Citation Number: 0841

Lic. State/Plate: Date: 04/04/2013  
Name: BRANDEN, MICHAEL  
Amt Due: \$2225.00  
Status: OPEN: Noticed

Agency: Banning Admin: Citation Number: 0842

Lic. State/Plate: Date: 04/04/2013  
Name: BRANDEN, MICHAEL  
Amt Due: \$2225.00  
Status: OPEN: Noticed

Agency: Banning Admin: Citation Number: 0843

Lic. State/Plate: Date: 04/04/2013  
Name: BRANDEN, MICHAEL  
Amt Due: \$575.00  
Status: OPEN: Noticed

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## Green, Shawana

---

**From:** Taylor, Desiree  
**Sent:** Wednesday, September 17, 2014 2:37 PM  
**To:** Green, Shawana  
**Subject:** FW: 447 E. Ramsey

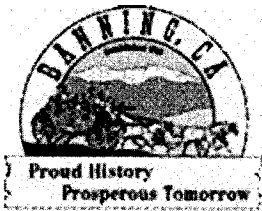
*Desiree Taylor*  
Phone 951-955-3859  
Fax 951-955-3990

---

**From:** [scalderon@ci.banning.ca.us](mailto:scalderon@ci.banning.ca.us) [mailto:[scalderon@ci.banning.ca.us](mailto:scalderon@ci.banning.ca.us)]  
**Sent:** Wednesday, September 17, 2014 12:48 PM  
**To:** Taylor, Desiree  
**Cc:** [achacon@ci.banning.ca.us](mailto:achacon@ci.banning.ca.us)  
**Subject:** 447 E. Ramsey

Dear Mrs. Taylor, all the citations and any liens for Mufti, were all removed from the property. There is a zero balance on that property, you can assure Mr. Michael Branden of this. Thank You.

Arthur Chacon  
City of Banning  
125 E. Ramsey St.  
Banning, CA 92220  
(951) 922-4821 direct  
Email: [achacon@ci.banning.ca.us](mailto:achacon@ci.banning.ca.us)



The City of Banning promotes and supports a high quality of life that ensures a safe and friendly environment, fosters new opportunities and provides responsive, fair treatment to all and is the pride of its citizens.